

**PLANNING COMMISSION
SITE PLAN EXTENSION**

CASE NUMBER: SP-2011-0013CT(XT2) **PC DATE:** October 13, 2015

PROJECT NAME: Boutique Hotel at 416 Congress Avenue

ADDRESS: 416 Congress Avenue

AREA: 0.166 acres

WATERSHED: Town Lake

APPLICANT: 416 Congress LLC (Michael J. Connolly)
725 Conshocken State Rd.

AGENT: Drenner Group (Amanda Swor)
200 Lee Barton Drive, Suite 100
Austin. TX 78704

COUNCIL DISTRICT: Kathie Tovo – 9

CASE MANAGER: Nikki Hoelter Phone: 974-2863
nikki.hoelter@austintexas.gov

EXISTING ZONING: CBD-H-CURE– Central Business District, Historic, Central Urban
Redevelopment

PROPOSED DEVELOPMENT: The applicant plans construction of a 26 story boutique hotel, with a total of 93,920 gross floor area, with streetscape improvements, and utilities on .166 acres. Off-site parking is provided through an off-site parking agreement which is permitted through this application.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the requested 3 year extension. The property was recently acquired by a different owner, and will need additional time to obtain building permits. A one year administrative extension was granted in April, which extended the permit until November 14, 2015.

The Planning Commission may extend the expiration date of this site plan if it finds that the site plan satisfies the criteria set forth in subsection (c) of Section 25-5-62. Staff has determined that based on the submitted request the application would meet LDC Section 25-2-62(B), the original application for site plan approval was filed with the good faith expectation by the applicant that the development shown on the site plan would be constructed, to be recommended for approval.

If the Commission approves the extension, the new expiration date will be November 14, 2018.

The Planning Commission has the discretion to either approve the request or approve 3 years or less. No construction has commenced on the site.

PROJECT INFORMATION

TOTAL SITE AREA	7231 square feet	.166 acres
EXISTING ZONING	CBD-H-CURE	
WATERSHED	Lady Bird Lake (Urban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	South Congress at East Live Oak	
PROPOSED ACCESS	Congress Ave. and alley	
	Allowed	Proposed
FLOOR-AREA RATIO	13:1	13:1 (93,920 SF)
BUILDING COVERAGE	100%	100% (7231 SF)
IMPERVIOUS COVERAGE	100%	100% (7231 SF)
PARKING	Required – 91	Provided - 107

The FAR has been increased with Ordinance No. 20110324-053

SUMMARY COMMENTS ON SITE PLAN:

There's an existing building on the site which will be remodeled to accommodate the new hotel. No construction has occurred on the site. The site is located within the Congress Avenue Overlay, which states on the west side of Congress Avenue within 60 feet of Congress Avenue, the minimum structure height is 30 feet and the maximum structure height is 90 feet. The building complies with this requirement and provides a step back at 60 feet, where the remainder of the building is built to 332 feet. The site is located within a National Register Historic District, Congress Avenue Subdistrict. The eastern portion of the building is located within a Capitol View Corridor, South Congress at East Live Oak. The building complies with the height requirements of the Capitol View Corridor, and is depicted on the architectural elevation.

An ordinance was passed in 2011, which permitted the floor to area ratio from 8:1 to 13:1. The total gross floor area for the building will be 93,920 square feet.

The proposed hotel is bounded by buildings on all sides, with an alley to the west, which is the rear of the building.

Access to the building will be taken from the alley for loading and also from Congress Avenue. The site plan complies with all code requirements.

Parking for the hotel will be located on an off-site parking lot, south of the development. Pedestrian access to and from the hotel will be on the sidewalk along Congress. The parking is located approximately 187 feet from the hotel.

Any further extensions to the site development permit will be required to obtain Planning Commission approval.

PREVIOUS APPROVALS: April 30, 2015 - The site plan was granted a one year administrative extension, extending the permit to November 14, 2015.

EXISTING ZONING AND LAND USES

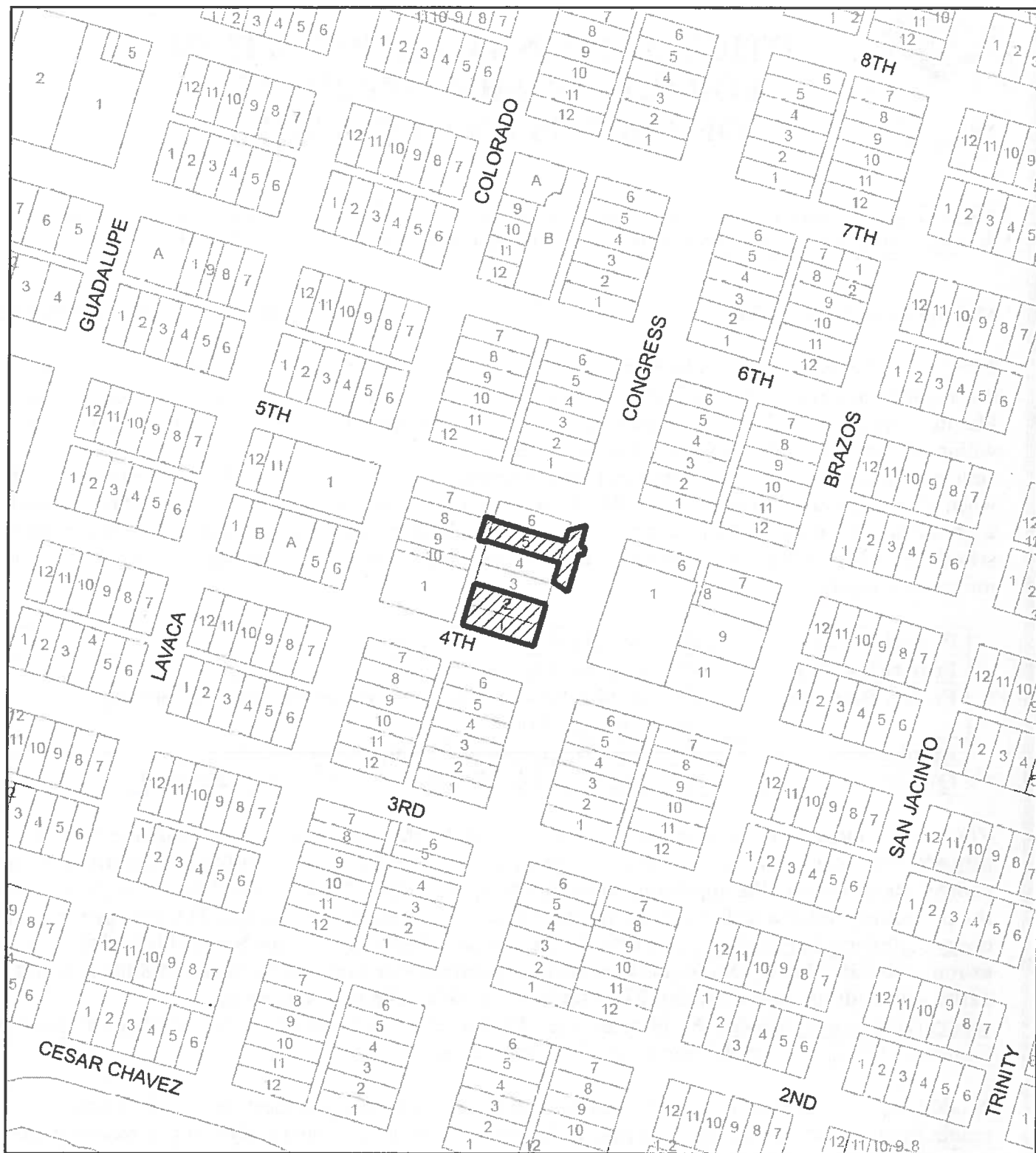
	ZONING	LAND USES
<i>Site</i>	CBD-H-CURE	Hotel
<i>North</i>	CBD	Office
<i>South</i>	CBD-H	Office, retail
<i>East</i>	CBD-CURE	Art gallery, retail, office
<i>West</i>	CBD	Office

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Congress Avenue	Varies	60'	Arterial

NEIGHBORHOOD ORGANIZATIONS:

511—Austin Neighborhoods Council
 742—Austin Independent School District
 786—Home Builders Association of Greater Austin
 1037—Homeless Neighborhood Assn.
 1075—League of Bicycling Voters
 1200—Super Duper Neighborhood Objectors and Appealers Organization
 1224—Austin Monorail Project
 1113 - Austin Parks Foundation
 1228 – Sierra Club Austin Regional Group



Subject Tract



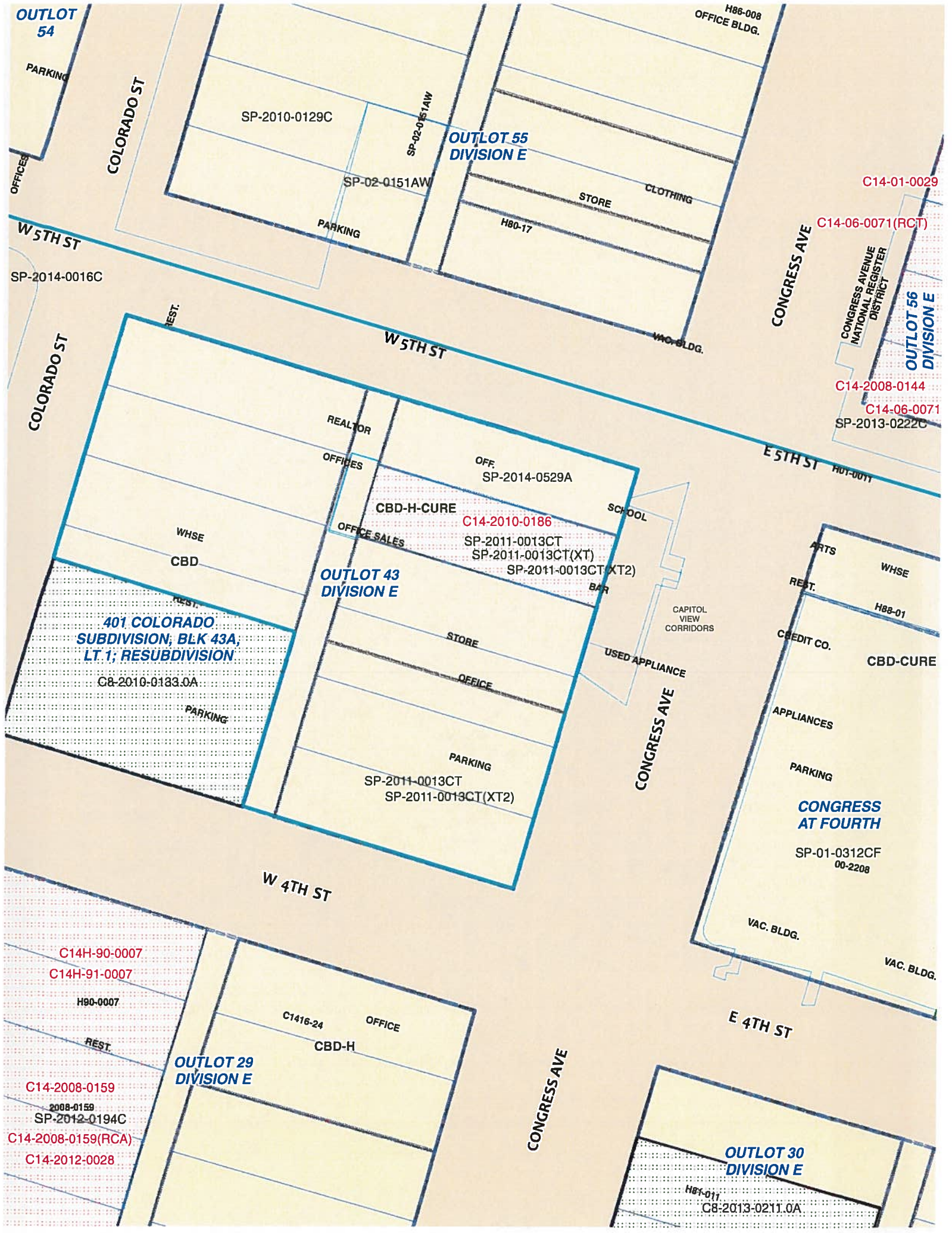
Base Map

CASE#: SP-2011-0013CT(XT)
ADDRESS: 416 CONGRESS AVENUE



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OUTLOT 54

COLORADO ST

W 5TH ST

COLORADO ST

W 5TH ST

W 4TH ST

CONGRESS AVE

E 5TH ST

CONGRESS AVE

E 4TH ST

CONGRESS AVE

OUTLOT 55
DIVISION E

OUTLOT 43
DIVISION E

OUTLOT 29
DIVISION E

OUTLOT 30
DIVISION E

OUTLOT 56
DIVISION E

C14-01-0029

C14-06-0071(RCT)

C14-2008-0144

C14-06-0071

SP-2013-0222C

C14-2010-0186

401 COLORADO
SUBDIVISION; BLK 43A;
LT 1; RESUBDIVISION

C8-2010-0133.0A

C14H-90-0007

C14H-91-0007

H90-0007

C14-2008-0159

2008-0159

SP-2012-0194C

C14-2008-0159(RCA)

C14-2012-0028

SP-2010-0129C

SP-02-0151AW

SP-02-0151AW

H80-17

H88-008
OFFICE BLDG.

STORE

CLOTHING

PARKING

VAC. BLDG.

CONGRESS AVENUE
NATIONAL REGISTER
DISTRICT

REALTOR

OFFICES

OFF.
SP-2014-0529A

CBD-H-CURE

OFFICE SALES

SCHOOL

WHSE

CBD

STORE

OFFICE

CAPITOL
VIEW
CORRIDORS

USED APPLIANCE

ARTS

WHSE

REST.

H88-01

CREDIT CO.

CBD-CURE

APPLIANCES

PARKING

CONGRESS
AT FOURTH

SP-01-0312CF
00-2208

VAC. BLDG.

VAC. BLDG.

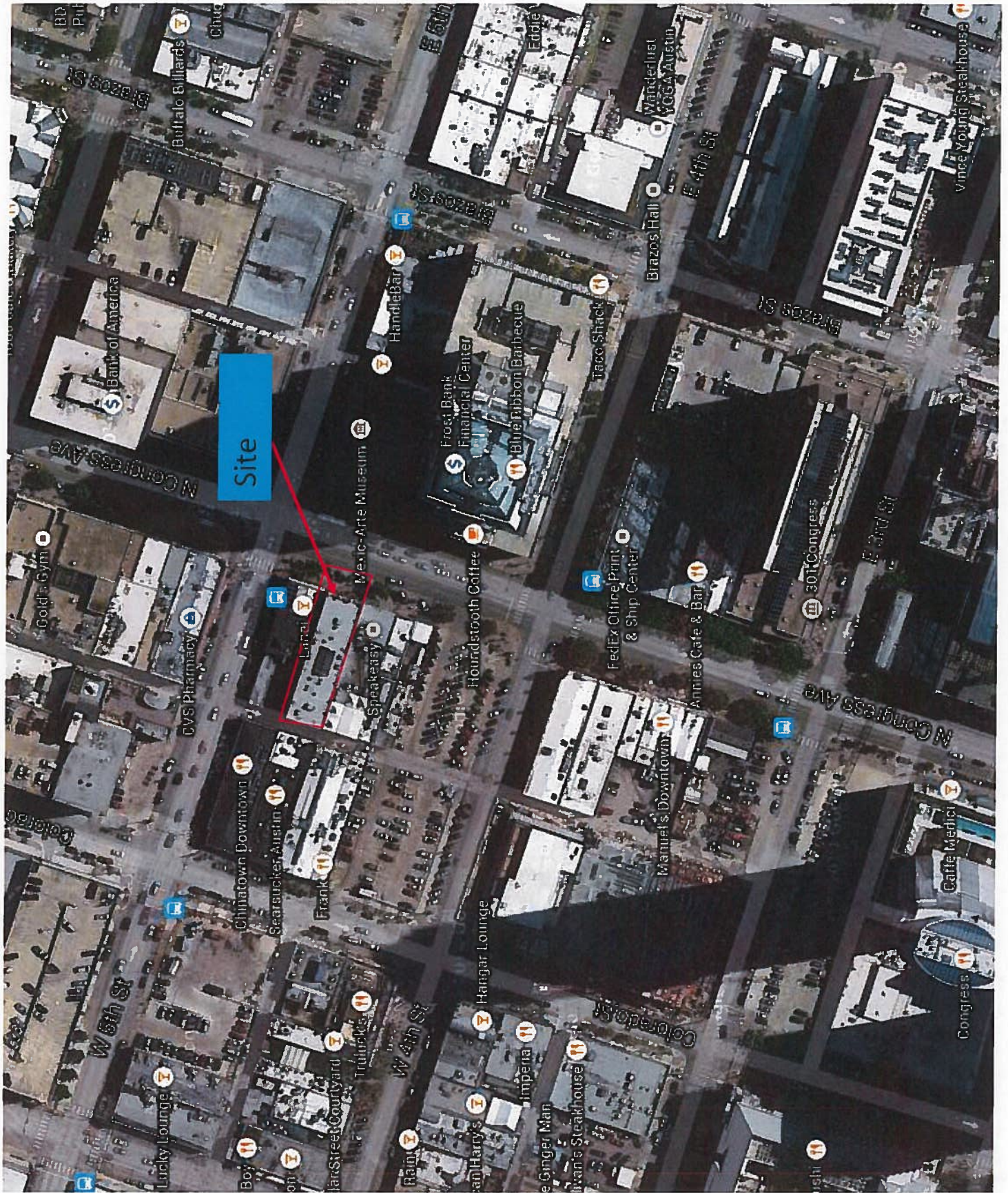
C1416-24

OFFICE

CBD-H

H81-011

C8-2013-0211.0A



[illegible]

WEST 5TH STREET





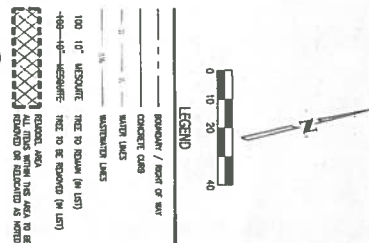
0 10 20 40

ROUNDER / RIGHT OF WAY
CHUCKLE CHASE

GAUNT PAPER SHUTTLE
PAPA PAPER SHUTTLE
BALANCE AREA

ACCESS / ROUTE
DEPT. THE MOUNTAIN
DEPT. WATER WALK

8 CS-01 SHEET	CLIENT: D&L HOLDINGS, LLC	BOUTIQUE HOTEL 416 CONGRESS AVENUE AUSTIN, TRAVIS COUNTY, TEXAS SITE PLAN	 <i>Bradley J. Lindvall</i>	512.669.5560	 WWW.BIGREDDOG.COM
	DRAWN BY: C.R.K.				
	REVIEWER: W.S.				
	R.I.D. PROJECT: 102.001				
	SITE PLAN # SP-7011-01-ECT				
103 E. 5TH ST. STE. 325 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL) AUSTIN, TEXAS 78701 • TEXAS REG. NO. F-11201					



TREE LIST		
NO.	DA	TYPE
100	11"	SPRASH OAK
101	11"	SPRASH OAK
102	11"	SPRASH OAK
103	11"	SPRASH OAK

- CALITIDE:**
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE DISCHARGER IMMEDIATELY OF ANY DISCREPANCIES.

FILE NUMBER SP-2011-09137 APPLICATION DATE 01-14-11 Sheet 11 of 1
 APPROVED BY COMMISSION ON 11-11-2011 UNDER SECTION 1105

DWYER 11-2 OF THE CITY OF MASTERS DOE
 DEPOSITION DATE (25-6-81, LDC) 11-11-81 DOES ANYONE SEE WHICH
 DEPOSITION DATE FROM 103006-11-11-81 11-11-81 11-11-81

Mean Work for

RELEASED FOR GENERAL COMPLAINT: 11/10/01 11/10/01
Rev. 1 _____ Correction 2 8-10-15
Rev. 2 _____ Correction 2

Feed plot must be recorded by the Project Expiration Date, if applicable.

Subsequent to this there is no need to not comply with the Code during the time of the building permit is not required, must also be approved.

SP-2011-0713

WWW.BIGREDDOG.COM

103 E. 5TH ST. STE. 205 (OFFICE) • 819-A BRAZOS ST.
AUSTIN, TEXAS 78701 • TEXAS REG. NO. F-1120

2c. 7/2a/15 4-10-1972 2000T 10-1-1972

NO	DATE	REV
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REVISION	BY
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SP-2011-0713 G7

7

DICK CLARK
ARCHITECTURE
1000 W. 11TH ST. SUITE 1000
AUSTIN, TX 78701
TEL: 512.477.1888
FAX: 512.477.1889

416 CONGRESS STREET NUMBER



PROJECT 9/8/2011

NOTE:
COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.
COMPLIANCE WITH BUILDING CODE, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

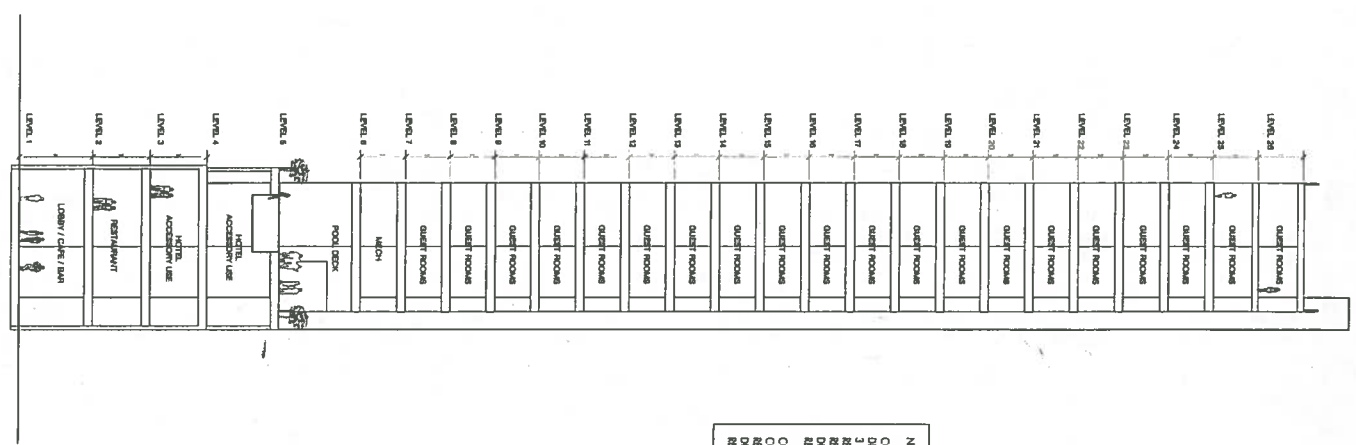
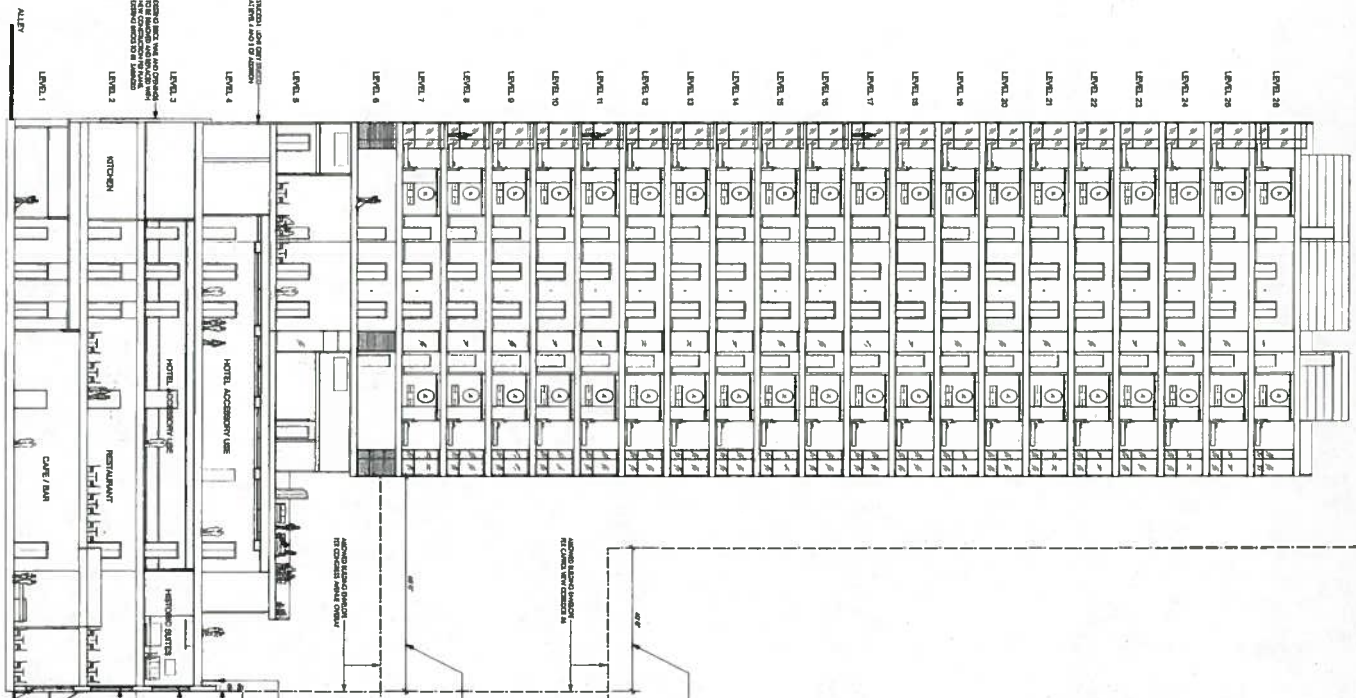
416 CONGRESS
416 CONGRESS AVE
AUSTIN, TX 78701

DESIGNED BY: **DICK CLARK**
DATE: **9/8/2011**
PROJECT: **416 CONGRESS**
SHEET: **A3.1**
SCALE: **AS SHOWN**
BY: **DC**
CHECKED BY: **DC**
DATE: **9/8/2011**

SHEET TITLE
SECTIONS

A3.1

DATE: 9/8/2011



2 NORTH-SOUTH SECTION

1 EASTWEST SECTION

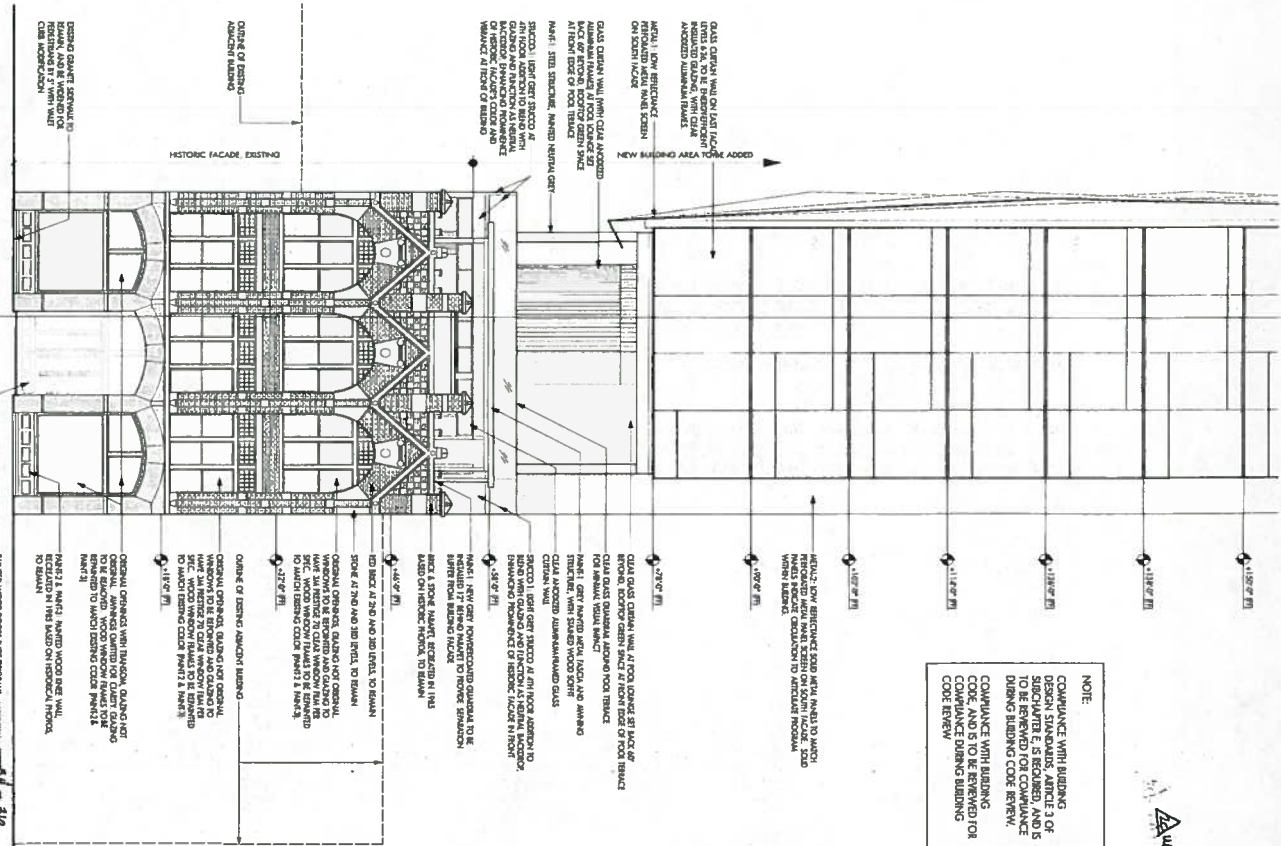
PROJECT 9/8/20

416 CONGRESS AVE
AUSTIN, TX 78701

ENLARGED
ELEVATIONS

2011
REC-3706
Sundby
134

1 EAST ELEVATION - HISTORIC FACADE



DRENNER GROUP

May 8, 2015

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Hand Delivery

Re: Site Plan Extension for case SP-2011-0013CT(XT) – Consolidated
Administrative Site Plan for Boutique Hotel located at 416 Congress Avenue,
Austin, Travis County, Texas 78701 (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the above stated Property, we respectfully request a three year extension to SP-2011-0013CT(XT) as is applicable in Section 25-5-63 *Extension of Released Site Plan by the Land Use Commission* of the Austin City Code.

The original site plan was approved administratively on November 14, 2011. Subsequently, an administrative site plan extension request was filed on October 20, 2014. A one-year extension was administratively granted on April 30, 2015 to extend the expiration date of the Site Development Permit from November 14, 2014 to November 14, 2015.

The Property was acquired on September 29, 2014 by 416 Congress LLC. As such, the new owner requests the extension of the site development permit to allow for time to engage consultants and pursue building permits on the Property.

The approved site development permit substantially complies with the requirements that would apply to a new application for site plan approval. In addition, a Traffic Impact Analysis was not required for the approval of the original site plan nor would a TIA be required for a new application as the proposed density within the site plan does not exceed the 2,000 vehicle trips per day threshold.

Throughout the administrative site plan review process corrections and updates were performed on the original site plan. As such, we respectfully request that this extension request be reviewed by the same team. The review team for the one year extension consisted of:

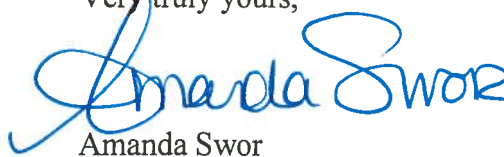
Nikki Hoelter – Case Manager
Natalia Rodriguez – Planer 1

May 8, 2015
Page 2

Jenna Neal – Electric
Liz Johnston – Environmental
Amanda Couch – Transportation
Bradley Barron – AWU-Utility Development Services
Benny Ho – Water Quality

Thank you for your time and consideration for this site plan extension. Please let me know if you or your team members require additional information or have any questions.

Very truly yours,



Amanda Swor

cc: Michael J. Connolly, Stoltz Real Estate Partners, via electronic delivery
Kyle Stoltz, Stoltz Real Estate Partners, via electronic delivery
Stephen O Drenner, Firm